



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission
www.townofbarnstable.ma.us/hyannismainstreet

MINUTES
March 20, 2024
6:30 p.m.

Members Present: Cheryl Powell, Matt Clark, Kevin Matthews, Cornelius Cawley

Members Absent: Tom Doherty, Jack Kay, Laura Cronin, and Jeniffer Hinckley Needham

Staff Present: James Kupfer, Assistant Director, and Karen Pina, Principal Assistant, Planning & Development Dept. in attendance.

To all persons deemed interested or affected by the Town of Barnstable's Hyannis Main Street Waterfront Historic District Commission Ordinance under Chapter 112, Article III of the Code of the Town of Barnstable, you are hereby notified that a hearing is being held at Town Hall, 367 Main Street, Hyannis, MA Selectmen's Conference Room, 2nd Floor **6:30 P.M.** on **Wednesday, March 20, 2024.**

The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

Please silence your cell phones

Call to Order

Attendance Roll Call

Kevin Matthews
Cornelius Cawley
Matt Clark
Cheryl Powell

Welcome to New Members, Special Guests, Advisors and Comments

Updates

- Trainings – Chair – reminder to all to do conflict of interest training
- Awards
- Correspondence – to be read with corresponding matter.

Reminder of Commission's Purpose and Proper Procedure

New Business

Sofiya Bailey d/b/a Nola Jewelry – 569 Main Street, Unit D1, Hyannis Map 308 Parcel 111
Awning and A Frame Sign – *moved from March 6, 2024*

Applicant not in attendance – Commission was aware.

Jim Kupfer, explains what the proposed application is – the Applicant could not be in attendance tonight. Black awning, white lettering. A frame sign, no illumination for posts. A frame must be made of wood, metal or quality material, plastic is not permitted.

Kevin Matthews, confirms awning is existing. A Frame in position at this time. Ok with the awning, but A Frame sign cannot be plastic material, we can suggest to use an accepted material.

Chair Cheryl Powell opens public comment. None. Chair closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find the application for the awning to be compatible with the preservation and protection of the District, and approved, but the A Frame sign needs to be of an accepted material, wood or metal and not plastic, seconded by Cornelius Cawley,

Roll Call Vote:

Cornelius Cawley – aye

Kevin Matthews - aye

Matt Clark - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews to issue for the application as submitted for 569 Main Street, with the exception of changing the A Frame to an accepted material, wood or metal and not plastic, seconded by Cornelius Cawley,

Roll Call Vote

Matt Clark - aye

Kevin Matthews - aye

Cornelius Cawley - aye

Cheryl Powell - aye

Cape Concepts, LLC – 615 Main Street, Unit 14, Hyannis Map 308 Parcel 020-00N

Signage moved from March 6, 2024

Richard Warner, general manager of Coastal Kitchen in attendance. Explains the business, new. Cape Concepts is the LLC business name.

Kevin Matthews, confirms both of the signs locations, Sea Street and Main Street. Will they be lit, by gooseneck lights?

Richard Warner, will put up new gooseneck lighting, above signs. Logo decals on the doors, two signs .

Jim Kupfer, confirms decals on front doors and adding goosenecks, down or up lighting?

Richard Warner, decals will be same design as the signage. Will put up down lighting white metal goose neck lighting. Not existing, these will be new.

Chair Cheryl Powell, PVC, new guidelines for this material?

Jim Kupfer, PVC is allowed, raised lettering is preferred.

Chair Cheryl Powell opens up public comment. None. Chair closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Cornelius Cawley to find this application to be compatible with the preservation and protection of the district, Seconded by Kevin Matthews,

Roll Call Vote:

Matt Clark - aye

Cornelius Cawley - aye

Kevin Matthews - aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Cornelius Cawley to issue for the application located at 615 Main Street as described in the submitted materials, and come back for any changes, seconded by Kevin Matthews,

Roll Call Vote:

Conelius Cawley – aye

Kevin Matthews - aye

Matt Clark - aye

Cheryl Powell - aye

KP Remodeling & Construction – Craig Lyon – 63 Pleasant Street, Hyannis – Map 327 Parcel 120
Shed

Ken Perry and owner Craig Lyons in attendance. Craig- have pulled a shed permit from the Town. Bldg. inspector said can't have a shed permit on a commercial building. This is for storage, garden tools, lawn mower.

Kevin Matthews confirms that it matches existing house.

Cornelius Cawley, asks about stairs, are these part of shed?

Ken Perry, yes, this is the way to get to the second story.

Chair Cheryl Powell confirms the materials – barn door - mahogany.

Chair Cheryl Powell opens up public comment. None. Chair closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews that to find this application to be compatible with the preservation and protection of the district, seconded by Cornelius Cawley,

Roll Call Vote:

Matt Clark - aye

Kevin Matthews - aye

Cornelius Cawley – aye

Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews to issue for the application at 63 Pleasant Street as described in the submitted materials, seconded by Cornelius Cawley,

Roll Call Vote:

Kevin Matthews - aye

Cornelius Cawley – aye

Matt Clark - aye

Cheryl Powell - aye

Thomas Daly for Rapp Family Limited Partnership – 239 Main Street, Hyannis – Map 327 Parcel 126
New Windows

Thomas Daly in attendance. This is the old Cook Shop, currently single pane windows. Would like to upgrade to Anderson with grills on them 3 over 4, black color on windows, true divided light. Trying to keep original trim. Total of 11 windows to be done, no doors.

Jim Kupfer, clarification of trim, black? Thomas Daly, yes black.

Kevin Matthews, matches the transom windows up top/existing now.

Stuart Rapp, owner, in attendance, this is going back to the look it originally was a long time ago, Sullivan style building, back when constructed originally. Supply store has moved out.

Chair Cheryl Powell opens up public comment. None. Chair closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by Cornelius Cawley to find this application to be compatible with the preservation and protection of the district, seconded by Kevin Matthews,

Roll Call Vote:

Cornelius Cawley – aye

Matt Clark – aye

Kevin Matthews – aye

Cheryl Powell – aye

Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Cornelius Cawley to issue for the application at 239 Main Street, as described in the submitted materials, seconded by Kevin Matthews,

Roll Call Vote:

Kevin Matthews – aye

Matt Clark – aye

Cornelius Cawley - aye

Cheryl Powell - aye

Continued Business

Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084

Demolition – *continued from February 21, 2024*

Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084

Renovations and New Structure - *continued from February 21, 2024*

Attorney David Lawler in attendance. Attorney for the project.
Deven Marini and Dennis Swart, DJSA Architects in attendance

Attorney Lawler, here previously about a smaller conversion on this property. This is the major project we talked about. Demolition and plans shown of where buildings are now, A100. Exhibit A. Bldg's A, B and C. Will remove end structures, look like they were added after the original building built. Don't match the existing buildings, intending to remove those.

Bldg. C, Portion of Bldg. C to be demolished, contains the pool also, old 12 ft. deep pool. Plans shown per proposed demolition. Removing pool and small office that is there. Where roof connects would need some work.

Once removed proposal to put up large structure, brick on the bottom, retail on the first floor. Clapboard painted and per color palette, that are pre approved by this Commission. Break up massing, roof lines. Brick portion is very consistent with other buildings in the area. Trying to keep simple.

Deven Marini confirms the demolition to be done/proposed. Will use uniform colors. Connection from Main Bldg. will need to relook at the elevation. Consistent materials. Bldg. F – consistent store front looking towards Main Street. Transom divided light windows. Clapboard on 2nd and 3rd floors, 2 over 2 windows with fiber cement trim. Rear equipment hidden behind gables. Diagonal entryway at the corner. Plantings out in front of the buildings.

Attorney Lawler, zoning relief will be necessary. Keeping with the traditional Main Street look. This will be good for people who live and work on Main Street.

Chair Cheryl Powell opens up public comment.

Kevin Matthews, specifications for lighting? Commercial spaces.

Deven Marini not sure what will have for tenancy and approved.

Dennis Swart, entryways, undulates, recessed over ceiling, down lighting would be there.

Chair Cheryl Powell, side lighting, onion lamps or gooseneck? Safety concerns. Would make look a little more historical.

Dennis Swart, yes, we could do that.

Chair Cheryl Powell, front view, a trim piece would also look more historical.

Discussion head of second floor windows and ideas to soften look

Chair Cheryl Powell, any signage proposed?

Dennis Swart, they will come back for that.

Jim Kupfer, currently working at site plan and does meet height standards. It does meet current massing in terms of Design Guidelines, they meet initial review, but this Commission provide guidance – in relation to massing on the street.

Chair Cheryl Powell, not many garden or recreation areas?

Attorney Lawler, its city living, most units are smaller units. Don't anticipate this as a great need, don't anticipate many families. Hoping for walkability type and market to these type of individuals.

Matt Clark, no two bedroom units?

Attorney Lawler, no 2 bedroom units, this will be only 1 bedroom units. Looking at urban and younger people, starters/renters. Need for housing for all markets.

Kevin Matthews, parking spaces, does it meet the need?

Attorney Lawler, seeking zoning relief and may have some offsite available. Mixed used. And keeping the motel use, Bldg's B & C. Every residential unit will have one assigned parking space. Will have off street parking approved by the ZBA. South Street location would be for offsite parking. Don't anticipate any issues with parking. Numbered and designated for residential units. These will be year round rentals and identified as such for residents only.

Chair Cheryl Powell, can these be sub rented, sub let?

Dennis Swart replies that does not picture these as being sub rented.

Matt Clark, where will trash go, be located?

Deven Marini, first floor at rear, next to elevator there is a trash room. Near Bldg. E there will be dumpsters where existing. The Staff will remove and put in dumpsters.

Chair Cheryl Powell, green areas, area for benches, possibly?

Attorney Lawler, may be a problem with homelessness. Should not do.

Cornelius Cawley, clarification of; Bldg. A, B and C will remain as hotel space but refreshed. Bldg. E, has been converted/refreshed motel units. Bldg. F will be a new building – 47 units broken up between all 4 floors. Set back. Plan 201, high roofs, but 203 shows more gradual raise. Street views. Top floor will have balconies, top floor with the rail

Deven Marini, set back is zero from the sidewalk. All the roofs are broken up. Front and side units balconies. Mechanical units are the top floor.

Jim Kupfer, set backs, all along main street are zero - setback requirement to mimic Main Street pattern. Where building meets the sidewalk. Parking, is in front of Site Plan Review, relief – this would go to the Planning Board for a special permit if needed off site parking/permit. Local zoning code identifies all - and if want to seek less than typical standard will need to see a Board. Special Permit Granting Authority is the Planning Board in this area. If request for relief or on separate lot will need this Board's approval.

Kevin Matthews, if permit denied would project move forward? Are we jumping to early?

Attorney Lawler – may have to go back to site plan and/or wait 2 years. HHDC first and then ZBA later typically. Not seeking a variance.

Chair Cheryl Powell can we condition with regard to approval from other entities, can't damage the character?

Jim Kupfer, it's about purview and responsibilities. HHDC is to render for this project per their purview. Planning Board has a very specific duty for off site. If another Board alters will have to come back to this Commission.

Kevin Matthews, thinks this is a very historic place. Main Street – 4 story, have concerns with a scale that large on Main Street. Going to look out of place with other buildings around it. The color scheme is almost carbon copied for another property that came also on Main Street. Doesn't have a historic feel to it. Concerns with parking. Need to have our other members here to review as well – thinks should have their thoughts as well.

Chair Cheryl Powell, clarifies with Staff, if continue applications only one member can mullin in – have several members out tonight.

Jim Kupfer/Staff - Yes.

Matt Clark thinks should continue as well. Interaction here in this lot and parking could be an odd mix.

Attorney Lawler, in Site Plan review now. The motel is less than 50% full most of the time. There are regulations. Will have Staff there. This is a relatively well run area. Will have affordable units as well.

Kevin Matthews, suggestions for how to look.

Cornelius Cawley, thinks bringing vibrancy and life is good. Bring some energy to area. Likes the commercial space on bottom. Possibly find ways to soften, plan 203 is a blocky look. Would like to see a few historic elements.

Deven Marini, certain size buildings need to be broken up, can look back at the regulations.

Jim Kupfer, guideline is 7 ft.

Attorney Lawler, construction costs – tax benefits and the cost is so much that there is some type of massing/development. One of the reasons why the zoning has changed.

Kevin Matthews, new projects should match the character of the area. This location is more concerning to me and being out of scale, this particular building and placement of.

Chair Cheryl Powell, has height concerns, but is in the regulations. We can tweak to have more acceptable.

Matt Clark, we may have a tunnel look if keep developing this way.

Jim Kupfer, offers anybody a site walk in Hyannis. The parcels out there and submitted before are the larger parcels. The only way a tunnel look would be established is if one developer came and developed the whole of Main Street. Lots are of varying sizes. Very specific reasons why zoning is where it is. Happy to walk with anyone and offer guidance for this.

Cornelius Cawley, Plan 203, the space here maybe some kind of design element, long white band area.

Susan from Cape Cod Times. Asks for clarification regarding set backs and sunlight areas

Attorney Lawler, explains the zoning and massing requirements.

Deven Marini, there hasn't been a sun study done explains the set backs. Dennis Swart, will be estimation for a sun study, not completely accurate.

Jim Kupfer reads Tom Doherty's email/comments of March 18, 2024, into record.

Chair Cheryl Powell tells all to submit their comments to Jim Kupfer.

Chair Cheryl Powell closes public comment.

Chair Cheryl Powell entertains a motion to continue to April 17th, 2024, moved by Kevin Matthews, for both applications, seconded by Matt Clark,

Roll Call Vote:

Kevin Matthews - aye
Matt Clark - aye
Cornelius Cawley - aye
Cheryl Powell - aye

Matters not Reasonably Anticipated by the Chair

Approval of February 21, 2024, Draft Minutes

Chair Cheryl Powell entertains a motion to approve draft minutes of February 21, 2024, moved by Kevin Matthews, seconded by Matt Clark,

Roll Call Vote:

Cornelius Cawley - aye
Matt Clark - aye
Kevin Matthews - aye
Cheryl Powell - aye

Next HHDC meetings scheduled for April 3, and April 17, 2024

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Cornelius Cawley, seconded by Kevin Matthews,

Roll Call Vote:

Cornelius Cawley - aye
Matt Clark - aye
Kevin Matthews - aye
Cheryl Powell - aye

The meeting ended at 8:25 p.m.

Respectfully submitted,
Karen Pina

Further detail may be obtained by viewing the video via Channel 18 on demand at
<http://www.town.barnstable.ma.us>

List of Exhibit Documents

Exhibit A - Plans - Sawyer Realty Holdings, LLC – 473 Main Street, Hyannis – Map 308 Parcel 084
Renovations and New Structure